

ORDINANCE (2006) 993ZC585
EFFECTIVE: 4-04-06

Cameron Park NCOD Regulations:

CORE AREA:

- The maximum lot size will be 21,779 square feet, which will allow duplexes.
- New driveways onto streets will not be allowed for parcels that have access onto an alley.
- Front yard setback for new construction, (new houses and additions to existing houses), must be within ten percent (10%) of the average front yard setback of houses on the same block face as the new construction.
- Building setbacks from side property lines will be within 5 feet of the average side yard setback and corner side yard setback of other properties on the block face, but with a minimum of a 5 foot setback.
- Accessory structures should not be less than 3' from property lines. (NOTE: interpreted that accessory structures greater than 150 square feet in area may be located as close as 3 feet from property lines.)
- The orientation of the building and entry level of the main entrance to the building will be located in a manner that is the same as the majority of the buildings on the block face.
- Height: If a new two story house, or additional story on a one story house is taller than 30 feet, it should be not more than 20% taller than the average residential building height on the block face.

TRANSITION AREA "A":

- Buildings within 75 feet of adjacent core area lots shall not be greater than 40 feet in height.
- Transition zone buildings should not cast any shadow measured at a 32-degree angle due north (approximate noon winter solstice sun angle), beyond the zoning setback line of any adjacent residential use.
- The minimum front yard setback will be 20 feet.
- No parking will be allowed within the front yards; front yards should be landscaped.

TRANSITION AREA "B":

- Height: Buildings within 75 feet of adjacent core area lots shall not be greater than 40 feet in height.